

**MARION TOWNSHIP PLANNING COMMISSION  
IN-PERSON / VIRTUAL MEETING MINUTES  
APRIL 27, 2021 / 7:30PM**

**MEMBERS PRESENT:**      **LARRY GRUNN – CHAIRPERSON** (*In-Person*)  
                                         **JAMES ANDERSON – VICE CHAIR** (*In-Person*)  
                                         **CHERYL RANGE – SECRETARY** (*In-Person*)  
                                         **BOB HANVEY –** (*In-Person*)  
                                         **BRUCE POWELSON –** (*In-Person*)

**OTHERS PRESENT:**      **DAVE HAMANN – ZONING ADMINISTRATOR** (*In-Person*)  
                                         **JOHN ENOS – CARLISLE WORTMAN** (*Virtual*)

**MEMBERS ABSENT:**  
NONE

**CALL TO ORDER:**  
Larry Grunn called the meeting to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF APRIL 27, 2021 PLANNING COMMISSION MEETING AGENDA**  
Bruce Powelson made a motion to approve the Agenda for the April 27, 2021 Planning Commission meeting. Cheryl Range seconded. **MOTION CARRIED**

**APPROVAL OF MAY 25, 2021 PLANNING COMMISSION MEETING MINUTES**  
Cheryl Range made a motion to approve the May 25, 2021 Planning Commission Meeting Minutes, as presented. Jim Anderson seconded. **MOTION CARRIED**

**CALL TO THE PUBLIC:**  
NONE

**PUBLIC HEARING:**  
NONE

**NEW BUSINESS**

**1) REVIEW SPR#02-20 VERN BROCKWAY 1388 LUCY ROAD INDUSTRIAL ZONING FINAL SITE PLAN**  
Vern Brockway did not show up for his final site plan review.  
John Enos discussed a few of his concerns that were mentioned by a few other outside agencies. John believes that if we decide to recommend approval, we should have some contingencies in place for the landscaping.  
Jim Anderson is still concerned about the location of the septic tank, as well as a pump chamber. The septic tank is a 1700-gallon tank and the pump chamber holds 500 gallons. It is located directly in front of the dumpsters, which means the garbage truck is going to have to drive/park right on top of the tank.  
Dave Hamann says that we still have not received a response from the Health Department regarding this final site plan. Dave said that Phil Westmoreland from Spicer did provide a review letter for the final site plan and also for the construction.

Larry Grunn asked if we should approve this final site plan and add some contingencies. Dave Hamann explained that the issue with the septic tank is an environmental health issue. It is the Health Department's responsibility to request a review from the Environmental Health Department. Dave also explained that in one of our ordinances, it states that any dumpster/trash receptacles have to be placed toward the back of the property. Therefore, changing the location of the dumpster carts may not be a possible solution.

Commissioners came up with a list of concerns regarding Brockway's final site plan.

- I. Requesting an approval letter from Environmental Health regarding the location of the septic tank and pump chamber.
- II. The dumpsters need to be moved, turned or placed somewhere on the back of the property.
- III. The landscaping along the Vesper's property line needs to be addressed. There was a motion made at the January 4, 2021 Zoning Board of Appeals meeting that required Mr. Brockway to plant eight 8-foot Norway spruce or concolor fir trees along the property line to provide better screening.
- IV. Requesting verification that the lighting on the property is properly shielded.

Cheryl Range made a motion to table SPR# 02-20 Vern Brockway/Lucy Road until the May 25, 2021 Planning Commission meeting and provide the points of contention to Mr. Brockway in the meantime. Bruce Powelson seconded. **MOTION CARRIED**

## **CORRESPONDENCE AND UPDATES AND DISCUSSION**

### **• MASTER PLAN DISCUSSION AND NEXT STEPS**

John Enos explained that he appreciates the feedback regarding the Master Plan. There have been many changes to this Master Plan including changes and additional language regarding open space and ag added throughout the Master Plan. Many of the maps, graphs, charts and statistics were updated as well. Dave Hamann stated that the Board of Trustees did approve distribution of the Master Plan but it sounds like the Planning Commission still has changes they would like to see happen.

Jim Anderson would like to see the Master Plan with the most recent updates/changes before distribution.

Bruce Powelson stated they decided to remove the aerial maps of the developments (subdivisions) from the Master Plan because most of the developments have been completed since the last version of the Master Plan.

Bruce said if we decide to put these aerial maps back in the Master Plan, we should also add aerial maps of the newer developments throughout the township as well.

Bob Hanvey suggested that instead, we could include a link that would redirect people to a different webpage that had a list of the developments, their location, aerial maps and any other useful information about each development. That way we can update the list as things change so it always remains current.

Dave Hamann asked John if we could put the most recent information from the 2020 census in the new Master Plan.

John Enos said that he would include the 2020 census information.

John stated that he would have new Master Plan copies with the discussed changes for the next Planning Commission meeting on May 25, 2021. At that time, we can discuss moving forward with distribution. John also suggested that we wait to schedule the next public hearing for the Master Plan until we get some feedback from other agencies after distribution.

### **CALL TO THE PUBLIC:**

NONE

**ADJOURNMENT:** Jim Anderson made a motion to adjourn the meeting at 8:50pm. Bruce Powelson seconded. **MOTION CARRIED**